

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Medina/Clyde Hill / 33

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 452

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$526,800	\$508,200	\$1,035,000	\$1,129,800	91.6%	15.05%
2005 Value	\$552,600	\$564,800	\$1,117,400	\$1,129,800	98.9%	14.98%
Change	+\$25,800	+\$56,600	+\$82,400		+7.3%	-0.07%
% Change	+4.9%	+11.1%	+8.0%		+8.0%	-0.47%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.47% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$678,700	\$573,500	\$1,252,200
2005 Value	\$712,100	\$625,900	\$1,338,000
Percent Change	+4.9%	+9.1%	+6.9%

Number of one to three unit residences in the Population: 4227

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 13 Improvements had higher average ratios(assessed value/sales price) than other homes, so the formula adjusts these properties downward more than the rest of the population.

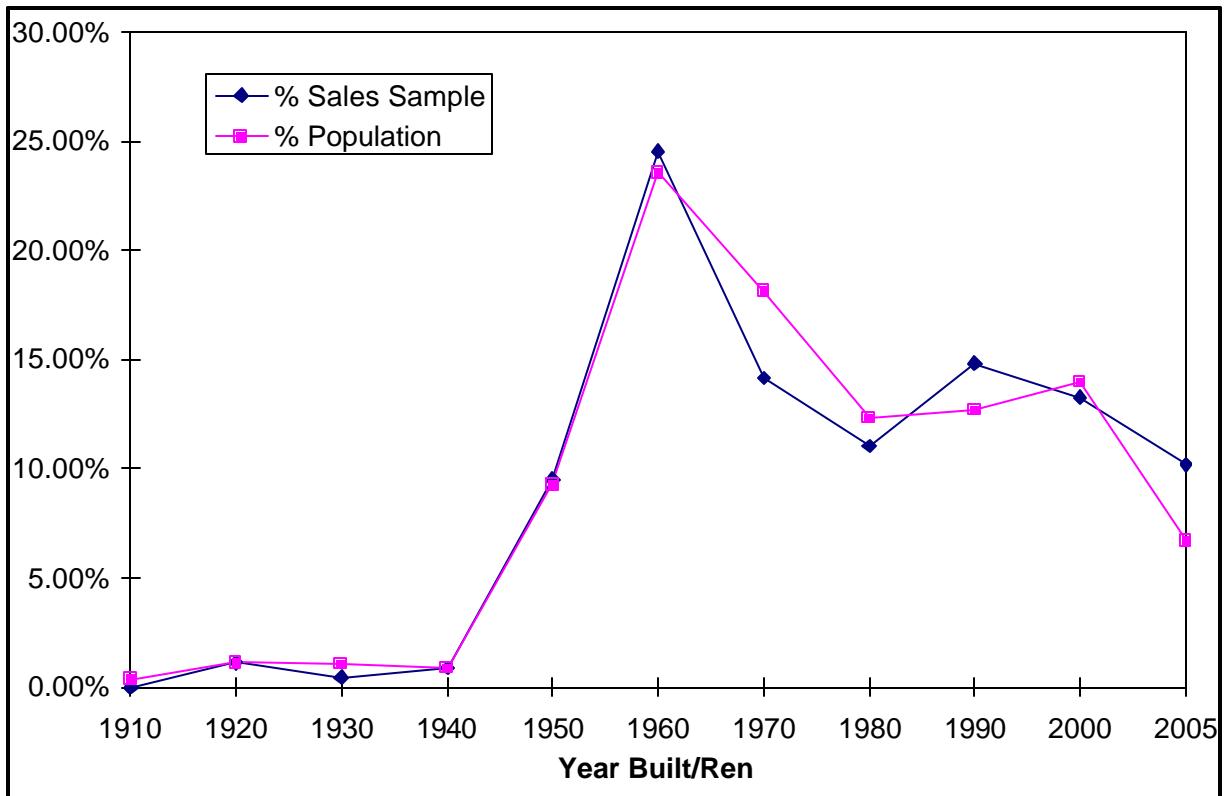
The formula adjusts for this difference thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	5	1.11%
1930	2	0.44%
1940	4	0.88%
1950	43	9.51%
1960	111	24.56%
1970	64	14.16%
1980	50	11.06%
1990	67	14.82%
2000	60	13.27%
2005	46	10.18%
	452	

Population		
Year Built/Ren	Frequency	% Population
1910	15	0.35%
1920	47	1.11%
1930	45	1.06%
1940	36	0.85%
1950	392	9.27%
1960	996	23.56%
1970	766	18.12%
1980	521	12.33%
1990	536	12.68%
2000	590	13.96%
2005	283	6.70%
	4227	

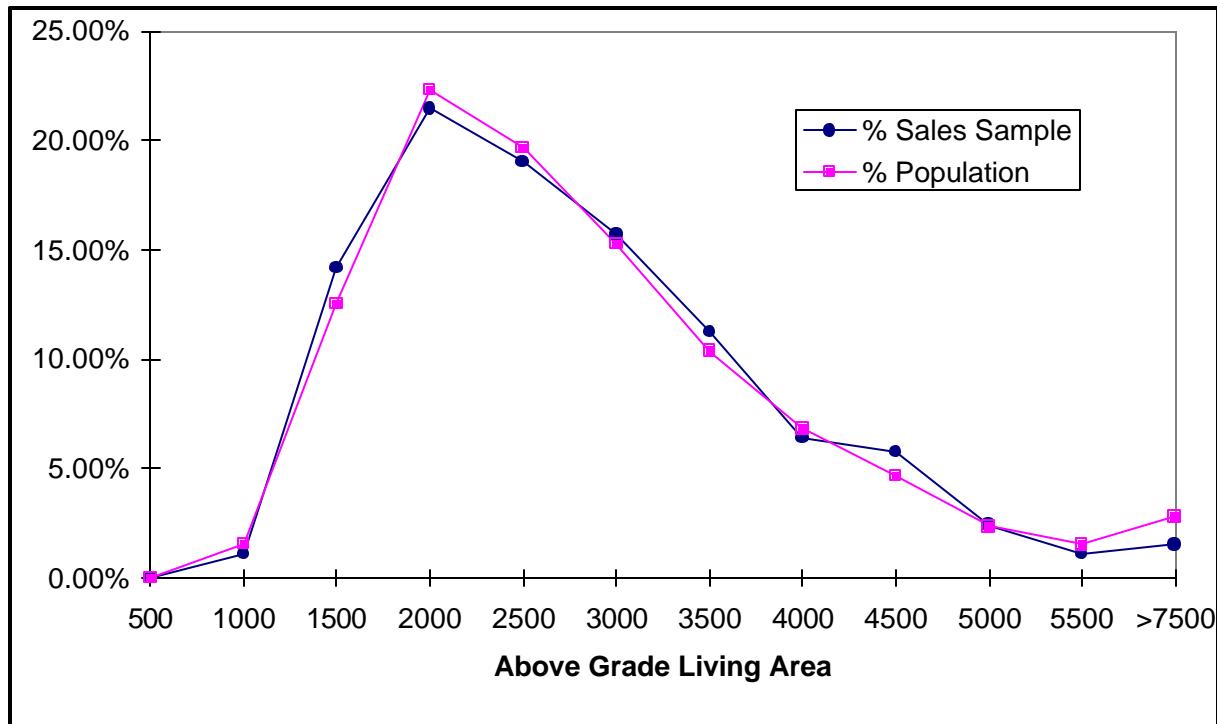


Sales of new homes built in the last three years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	5	1.11%
1500	64	14.16%
2000	97	21.46%
2500	86	19.03%
3000	71	15.71%
3500	51	11.28%
4000	29	6.42%
4500	26	5.75%
5000	11	2.43%
5500	5	1.11%
>7500	7	1.55%
	452	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	66	1.56%
1500	530	12.54%
2000	944	22.33%
2500	832	19.68%
3000	646	15.28%
3500	439	10.39%
4000	289	6.84%
4500	197	4.66%
5000	100	2.37%
5500	65	1.54%
>7500	119	2.82%
	4227	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

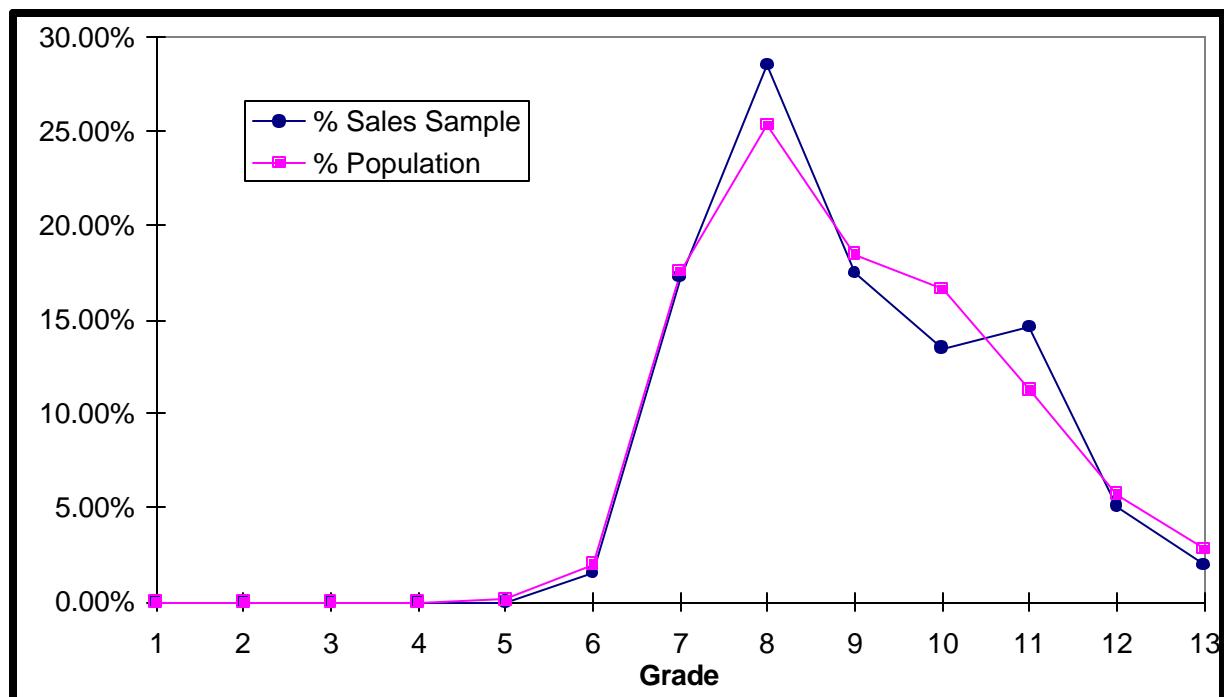
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	7	1.55%
7	78	17.26%
8	129	28.54%
9	79	17.48%
10	61	13.50%
11	66	14.60%
12	23	5.09%
13	9	1.99%
	452	

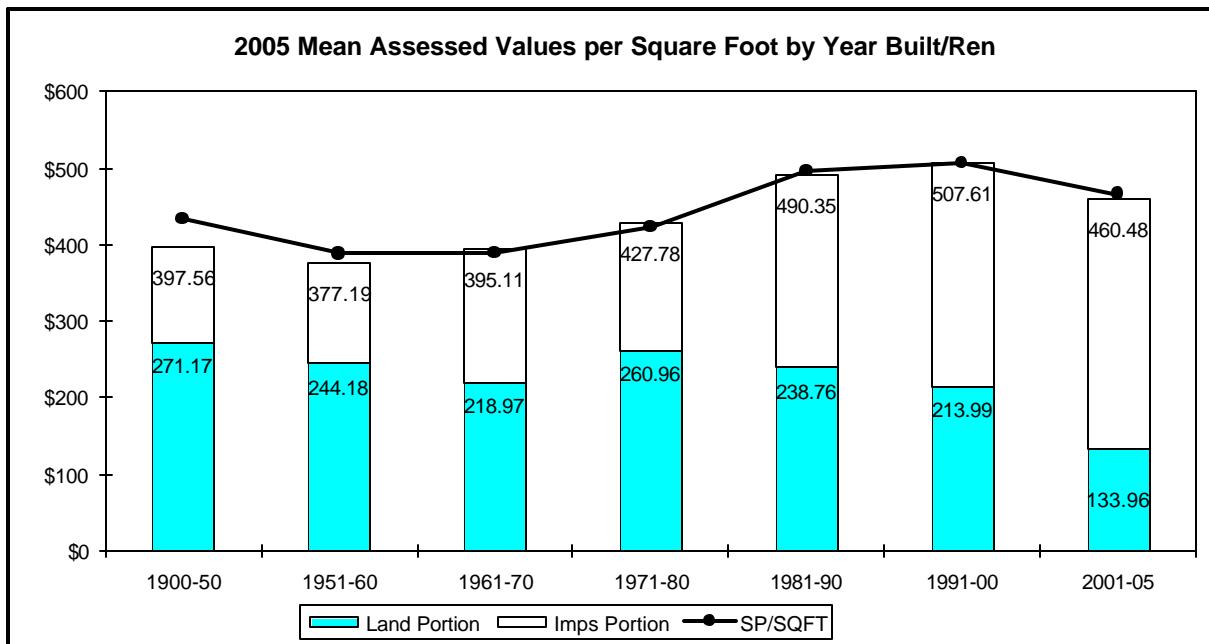
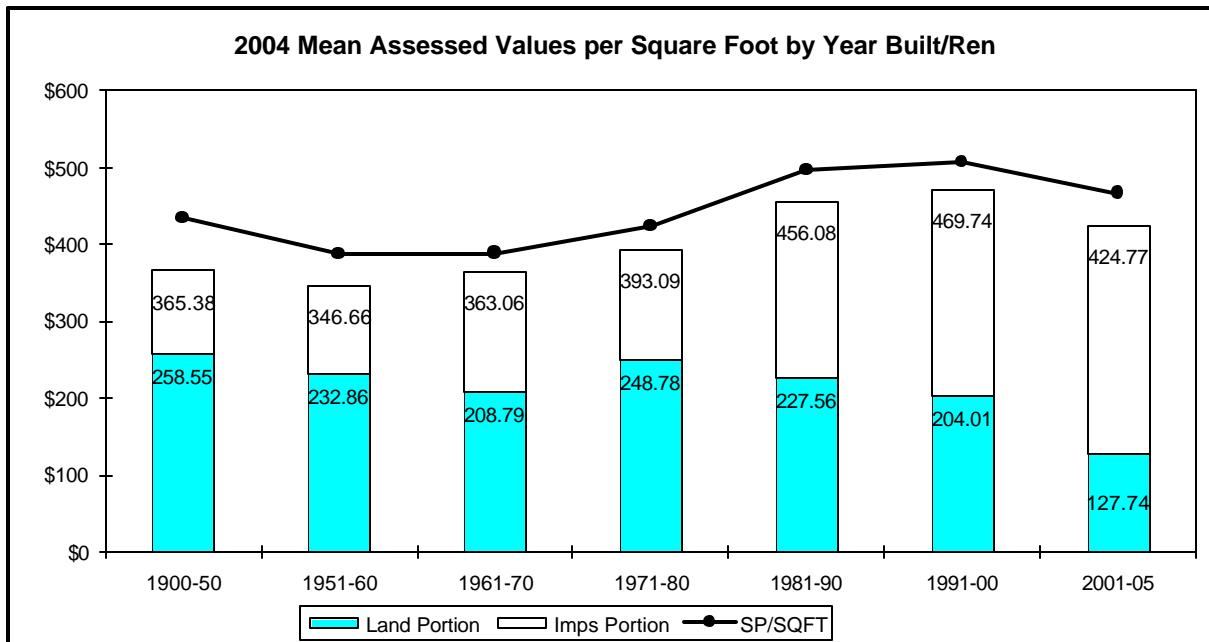
Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	0.12%
6	85	2.01%
7	744	17.60%
8	1071	25.34%
9	782	18.50%
10	703	16.63%
11	477	11.28%
12	242	5.73%
13	118	2.79%
	4227	



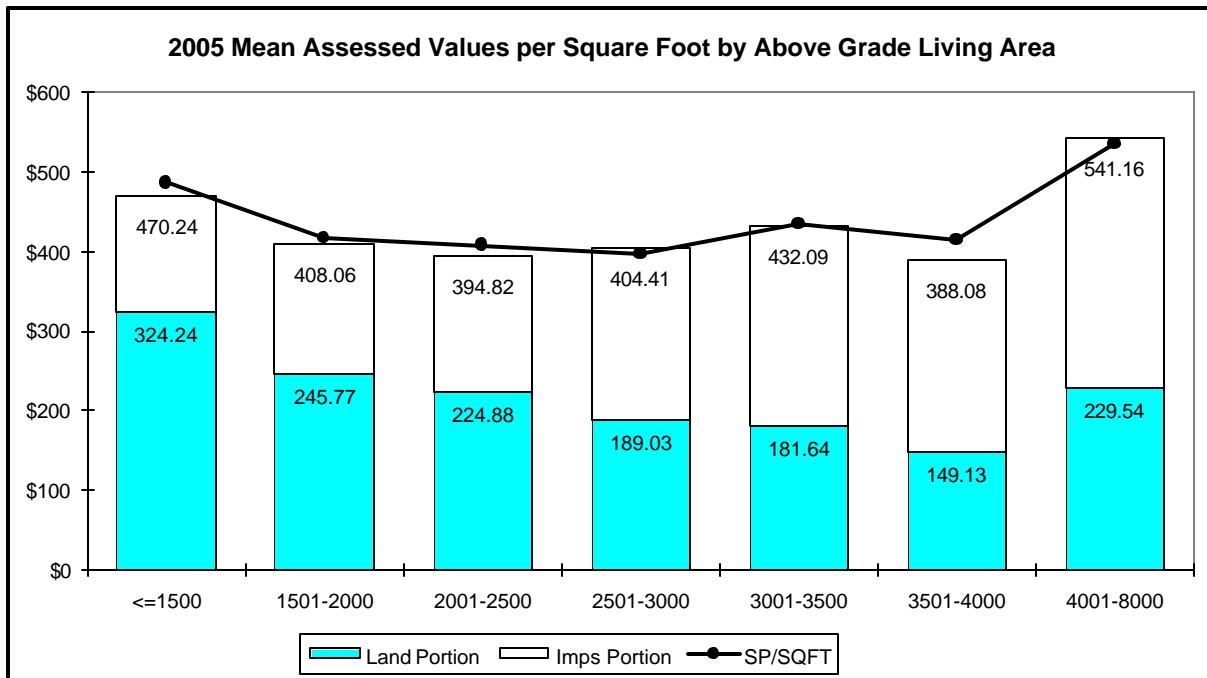
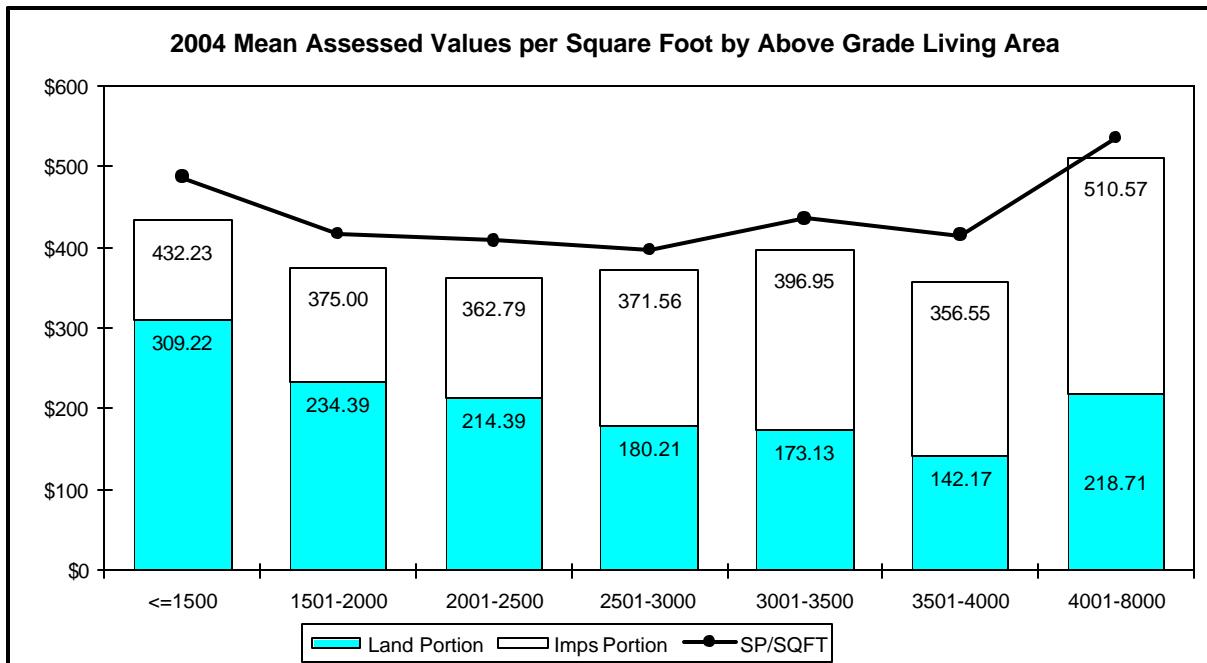
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated***



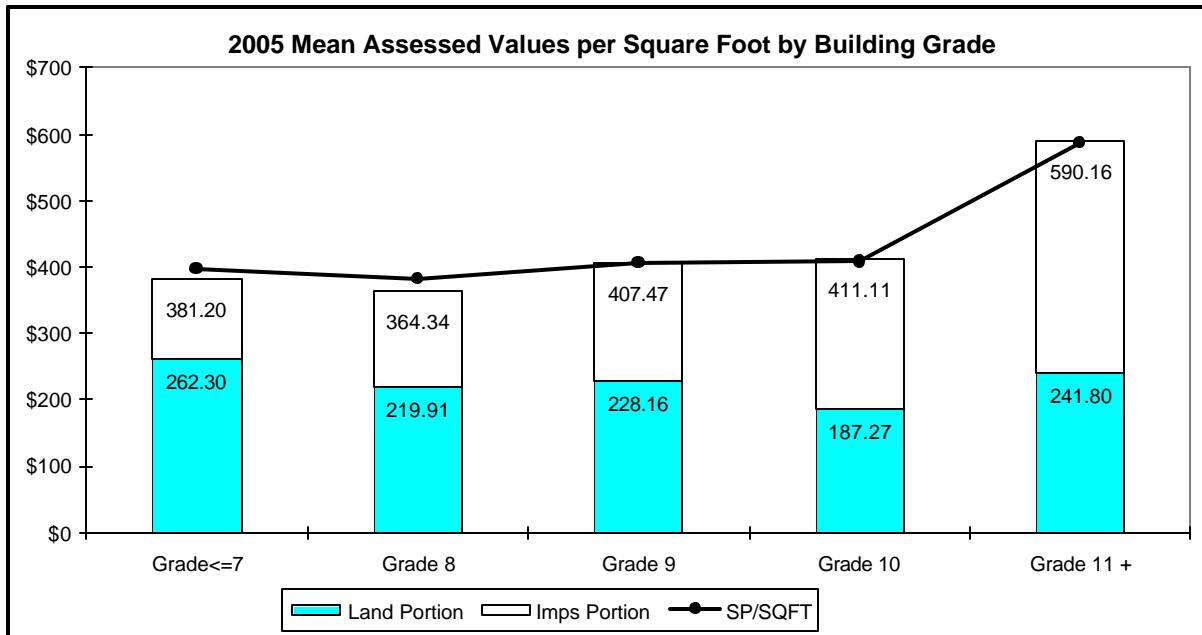
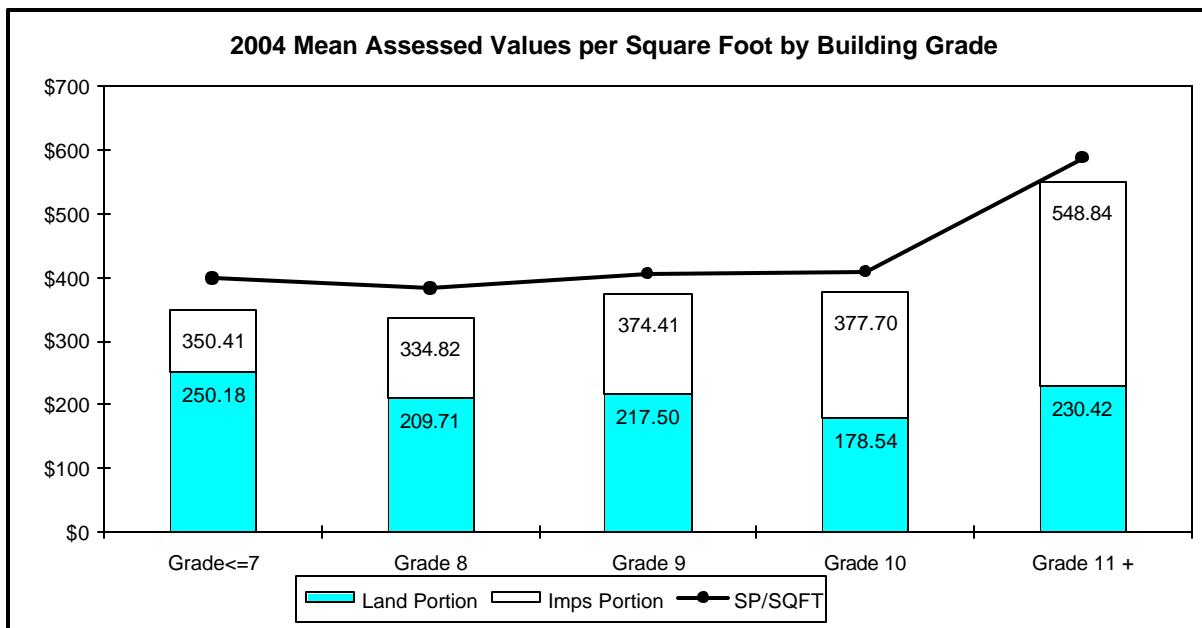
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were an insufficient number of vacant land sales (8 usable) available in Area 33 making it problematic to develop an adjustment to previous land value on land sales alone. As a result, a market adjustment for land values was derived based on the constant from improved property model, along with allocation methodology. This resulted in an overall 5% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x **1.05**, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **452** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that a characteristic based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 13 Improvements had higher average ratios (assessed value/sales price) than other homes, so the formula adjusts these properties downward more than the rest of the population. The formula adjusts for this difference thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9183709 + (.1182654 * \text{if Grade}=13)$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Model is applied to principle building (2005 Total Value minus 2005 Land Value = 2005 Improvement Value)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only, New Total Value = (2005 Land Value + Previous Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)
 - *If exception parcel, New Total Value = (2005 Land Value + Previous Improvement Value).

Mobile Home Update

There are no mobile homes in Area 33.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 33 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.89%

Grade=13

Yes

% Adjustment

-12.42%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 13 Improvement would *approximately* receive a -3.52% downward adjustment (8.89% - 12.42%). There are 9 sales, 118 in the population. 2.7% of the total population would receive this adjustment.

Generally Grade 13, parcels were at a higher assessment than the rest of the population. This model corrects for the strata difference.

There are three parcel considered Hold Outs. These unique properties have a lack of sales representation and have been designated "Holdouts" from the overall sales analysis. They will be valued separately.

362504-9004

920890-0079

920890-0056

97.3% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.9

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=7	85	0.884	0.962	8.8%	0.931	0.992
8	129	0.875	0.952	8.8%	0.925	0.979
9	79	0.926	1.007	8.8%	0.975	1.040
10	61	0.915	0.996	8.8%	0.958	1.033
11	66	0.915	0.997	8.9%	0.958	1.035
12	23	0.928	1.010	8.9%	0.940	1.080
13	9	1.055	1.018	-3.5%	0.961	1.075
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1940	11	0.799	0.870	8.8%	0.803	0.937
1941-1950	43	0.863	0.939	8.8%	0.895	0.983
1951-1960	111	0.899	0.979	8.8%	0.951	1.006
1961-1970	64	0.923	1.005	8.8%	0.966	1.044
1971-1980	50	0.935	1.017	8.8%	0.976	1.058
1981-1990	67	0.927	0.989	6.7%	0.952	1.026
1991-2000	60	0.941	1.011	7.5%	0.972	1.051
>2000	46	0.907	0.980	8.1%	0.936	1.023
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	240	0.916	0.987	7.8%	0.968	1.006
Good	179	0.913	0.987	8.1%	0.964	1.010
Very Good	33	0.933	1.016	8.8%	0.966	1.065
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	282	0.907	0.985	8.6%	0.967	1.003
1.5	17	0.888	0.967	8.9%	0.910	1.024
2	150	0.933	1.001	7.3%	0.977	1.026
2.5	3	0.835	0.876	4.9%	0.684	1.068

Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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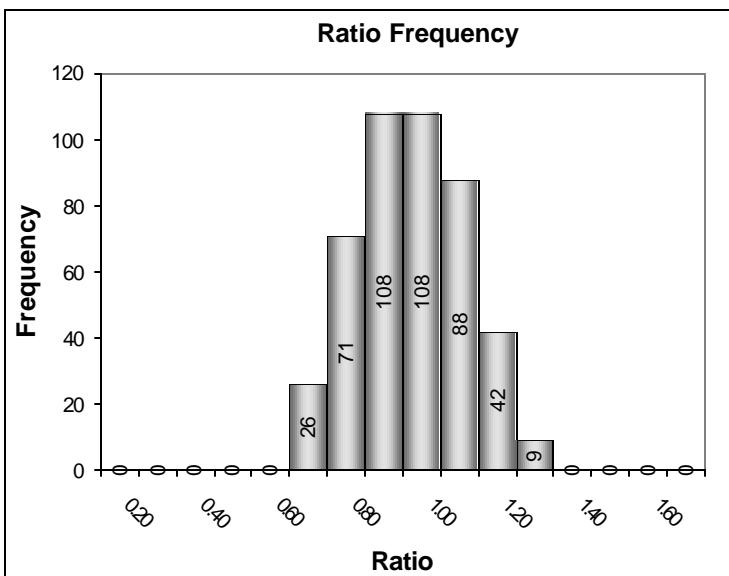
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1500	69	0.889	0.967	8.8%	0.930	1.004
1501-2000	97	0.900	0.980	8.8%	0.948	1.011
2001-2500	86	0.890	0.969	8.8%	0.939	0.999
2501-3000	71	0.938	1.021	8.8%	0.987	1.055
3001-4000	80	0.892	0.971	8.9%	0.936	1.006
>4000	49	0.959	1.011	5.5%	0.970	1.052
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	305	0.913	0.989	8.4%	0.973	1.006
Y	147	0.919	0.989	7.6%	0.964	1.014
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	416	0.908	0.984	8.3%	0.969	0.998
Y	36	0.944	1.007	6.7%	0.958	1.056
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	65	0.953	1.024	7.4%	0.990	1.057
5	318	0.905	0.979	8.2%	0.962	0.996
9	69	0.898	0.972	8.2%	0.939	1.005
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=8000	20	0.857	0.932	8.8%	0.868	0.996
08001-12000	120	0.892	0.970	8.8%	0.943	0.997
12001-16000	102	0.931	1.014	8.8%	0.982	1.045
16001-20000	106	0.917	0.986	7.5%	0.957	1.015
20001-30000	84	0.920	0.994	8.1%	0.964	1.024
>30000	20	0.933	0.988	5.9%	0.917	1.060

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE / TEAM - 1	Lien Date: 01/01/2004	Date of Report: 2/9/2005	Sales Dates: 1/2003 - 12/2004
Area 33	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 452			
Mean Assessed Value	1,035,000		
Mean Sales Price	1,129,800		
Standard Deviation AV	888.904		
Standard Deviation SP	942.285		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.921		
Median Ratio	0.919		
Weighted Mean Ratio	0.916		
UNIFORMITY			
Lowest ratio	0.627		
Highest ratio:	1.248		
Coefficient of Dispersion	12.44%		
Standard Deviation	0.139		
Coefficient of Variation	15.05%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.900		
<i>Upper limit</i>	0.937		
95% Confidence: Mean			
<i>Lower limit</i>	0.908		
<i>Upper limit</i>	0.934		
SAMPLE SIZE EVALUATION			
N (population size)	4227		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.139		
Recommended minimum:	31		
Actual sample size:	452		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	227		
# ratios above mean:	225		
Z:	0.094		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



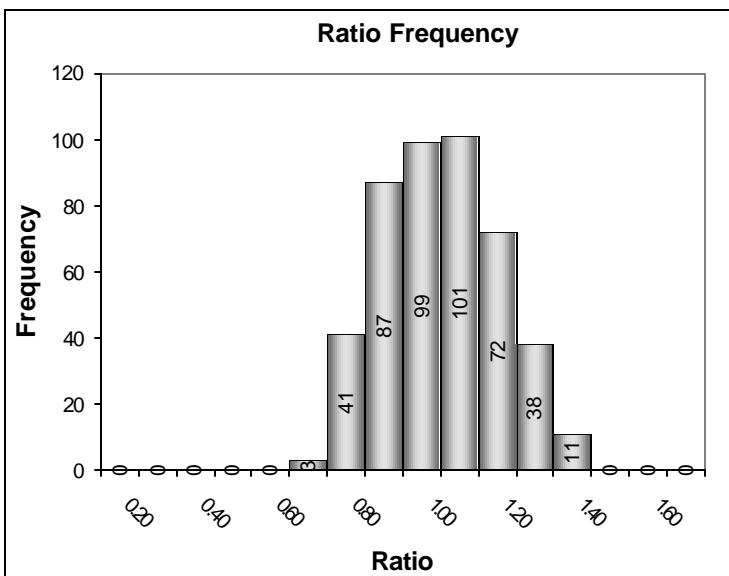
COMMENTS:

1 to 3 Unit Residences throughout area 33

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE / TEAM - 1	Lien Date: 01/01/2005	Date of Report: 2/9/2005	Sales Dates: 1/2003 - 12/2004
Area 33	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	452		
Mean Assessed Value	1,117,400		
Mean Sales Price	1,129,800		
Standard Deviation AV	930.351		
Standard Deviation SP	942.285		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.998		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.682		
Highest ratio:	1.359		
Coefficient of Dispersion	12.33%		
Standard Deviation	0.150		
Coefficient of Variation	14.98%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.977		
<i>Upper limit</i>	1.014		
95% Confidence: Mean			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.013		
SAMPLE SIZE EVALUATION			
N (population size)	4227		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.150		
Recommended minimum:	36		
Actual sample size:	452		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	229		
# ratios above mean:	223		
Z:	0.282		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
001	242504	9184	5/20/04	\$555,000	1360	0	7	1953	5	6098	N	N	3461 EVERGREEN POINT RD	
001	980870	0686	8/12/03	\$530,000	1570	0	7	1952	4	8804	N	N	4408 94TH AV NE	
001	192505	9058	6/25/03	\$950,000	1620	1340	7	1920	5	20470	N	N	9432 NE POINTS DR	
001	353790	0160	5/3/04	\$595,900	1090	750	8	1952	3	24056	N	N	3001 HUNTS POINT CIR	
001	353790	0190	7/1/03	\$498,600	1430	0	8	1952	4	12000	N	N	2831 HUNTS POINT RD	
001	980870	0550	12/28/04	\$1,050,000	1670	520	8	1958	4	21476	N	N	4029 95TH AV NE	
001	920890	0067	6/26/03	\$825,000	1700	0	8	1992	3	17084	N	N	1859 76TH AV NE	
001	739730	0252	9/30/04	\$875,000	1750	850	8	1988	3	10800	N	N	3316 76TH AV NE	
001	353790	0150	3/19/03	\$524,000	1850	0	8	1961	4	12160	N	N	3015 HUNTS POINT CIR	
001	192505	9146	9/23/03	\$585,000	1980	0	8	1990	3	8153	N	N	9419 POINTS DR NE	
001	054010	0686	8/26/03	\$539,000	2050	0	8	1953	4	9309	N	N	3028 HUNTS POINT RD	
001	739730	0070	12/30/04	\$3,200,000	2100	0	8	1932	4	40800	Y	Y	3318 78TH PL NE	
001	353790	0045	4/6/04	\$600,000	2140	0	8	1952	4	14400	N	N	3019 HUNTS POINT RD	
001	926960	0070	10/27/04	\$1,425,000	3210	0	8	1941	4	23515	Y	N	7550 NE 28TH PL	
001	980870	0130	3/20/03	\$640,000	3450	0	8	1951	4	16307	N	N	3805 94TH AV NE	
001	353490	0181	8/29/03	\$3,000,000	1490	1380	9	1952	3	50800	Y	Y	3810 HUNTS POINT RD	
001	242504	9182	7/28/04	\$1,240,000	1960	1430	9	1997	3	13200	N	N	3204 76TH AV NE	
001	980810	0067	7/31/03	\$935,000	2320	1570	9	1964	4	15700	Y	N	9030 NE 42ND ST	
001	192505	9201	6/10/03	\$939,000	2520	0	9	1963	4	15652	N	N	3610 92ND AV NE	
001	192505	9201	4/12/04	\$1,110,000	2520	0	9	1963	4	15652	N	N	3610 92ND AV NE	
001	980870	0087	7/1/03	\$650,000	2850	0	9	1952	5	11652	N	N	3834 94TH AV NE	
001	192505	9009	3/30/04	\$750,000	2866	0	9	1990	3	29315	N	N	9235 POINTS DR NE	
001	980870	0075	3/26/03	\$613,525	2970	0	9	1982	4	8190	N	N	3842 94TH AV NE	
001	201870	0165	10/10/03	\$760,000	3070	0	9	1951	4	10668	N	N	8233 OVERLAKE DR W	
001	201870	0165	6/21/04	\$800,000	3070	0	9	1951	4	10668	N	N	8233 OVERLAKE DR W	
001	242504	9107	6/2/04	\$1,401,000	3130	1020	9	2000	3	17424	N	N	3201 78TH PL NE	
001	192505	9197	12/16/03	\$1,400,000	3990	0	9	1999	3	20925	N	N	3608 92ND AV NE	
001	362504	9088	8/14/03	\$1,400,000	4040	0	9	1954	5	18225	N	N	7623 OVERLAKE DR W	
001	739730	0151	8/28/03	\$1,945,000	2020	1350	10	1976	5	12560	Y	Y	3230 78TH PL NE	
001	980870	0747	8/9/04	\$941,950	2320	0	10	1990	3	9680	Y	N	4606 95TH AV NE	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	247270	0025	8/8/03	\$1,950,000	2720	0	10	1995	5	15591	Y	Y	3103 FAIRWEATHER PL
001	192505	9171	2/9/04	\$990,000	2830	0	10	2003	3	11250	N	N	3442 92ND AV NE
001	980870	0815	11/19/03	\$1,575,000	2910	750	10	1977	3	28850	Y	Y	4230 95TH AV NE
001	220740	0020	4/27/04	\$1,495,000	3090	1460	10	1966	5	15001	N	N	9060 NE 41ST ST
001	339500	0020	2/21/03	\$850,000	3590	0	10	1963	4	15139	N	N	9062 NE 37TH PL
001	980900	0030	2/5/03	\$1,340,000	3790	0	10	1967	4	16672	N	N	9045 NE 40TH PL
001	980870	0460	3/30/04	\$1,490,000	4420	0	10	1998	3	12566	N	N	4439 95TH AV NE
001	980810	0134	3/10/04	\$1,267,500	2300	1380	11	1980	5	18500	N	N	4025 94TH AV NE
001	920890	0057	5/2/03	\$875,000	2740	0	11	1990	3	15000	N	N	2005 EVERGREEN POINT RD
001	242504	9127	7/28/03	\$4,840,000	2990	1980	11	1996	3	30350	Y	Y	3630 EVERGREEN POINT RD
001	353790	0060	12/27/04	\$1,195,000	3080	0	11	2001	3	15000	N	N	8314 HUNTS POINT CIR
001	192505	9182	11/4/03	\$2,925,000	3140	220	11	1971	4	16600	Y	Y	8800 NE 34TH ST
001	192505	9183	6/17/04	\$1,325,000	3530	0	11	1991	3	23522	N	N	9042 NE 34TH ST
001	242504	9263	9/16/04	\$1,800,000	3940	0	11	1983	4	24149	N	N	3219 EVERGREEN POINT RD
001	206800	0020	2/19/04	\$1,200,000	3970	0	11	1996	3	15013	N	N	3615 92ND AV NE
001	980810	0185	6/9/04	\$1,475,000	4020	0	11	2001	3	13515	N	N	3933 97TH AV NE
001	980870	0839	3/12/03	\$2,900,000	4200	0	11	1998	3	16900	Y	Y	4680 95TH AV NE
001	226030	0040	12/8/04	\$3,050,000	4200	0	11	1979	3	31700	Y	Y	1465 EVERGREEN POINT RD
001	192505	9156	6/20/03	\$1,700,000	4250	0	11	2001	3	14396	N	N	9252 POINTS DR NE
001	252504	9263	1/28/04	\$1,530,000	4290	0	11	1985	3	20445	N	N	1209 EVERGREEN POINT RD
001	980810	0030	6/30/04	\$7,500,000	4490	780	11	1990	3	49500	Y	Y	4601 91ST PL NE
001	242504	9202	6/17/03	\$3,450,000	5050	580	11	2001	3	32686	Y	Y	7944 NE 32ND ST
001	353490	0405	10/13/04	\$7,750,000	5110	0	11	1982	3	48719	Y	Y	3857 HUNTS POINT RD
001	926960	0080	4/6/04	\$2,372,000	5330	1450	11	2000	3	20755	Y	N	7560 NE 28TH PL
001	206800	0250	3/27/03	\$1,670,000	2530	2130	12	2001	3	15001	Y	N	9105 NE 36TH ST
001	206800	0250	6/14/04	\$2,030,000	2530	2130	12	2001	3	15001	Y	N	9105 NE 36TH ST
001	980870	0748	8/21/03	\$1,560,000	3590	0	12	1982	3	21550	Y	Y	4604 95TH AV NE
001	353490	0325	9/1/04	\$5,640,000	4200	0	12	1990	3	15373	Y	Y	4335 HUNTS POINT RD
001	242504	9078	6/28/04	\$2,437,500	4270	0	12	1981	3	44942	Y	Y	2643 76TH AV NE
001	980870	0440	5/27/03	\$2,200,000	4450	1470	12	1998	3	15100	N	N	4623 95TH AV NE
001	920890	0065	6/17/04	\$3,500,000	4550	0	12	1988	3	37925	Y	N	1857 EVERGREEN POINT RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	242504	9080	10/25/04	\$3,725,000	5040	0	12	1988	3	28038	Y	Y	2611 EVERGREEN POINT RD
001	353490	0070	6/11/03	\$5,200,000	6560	0	12	1998	3	44460	Y	Y	3268 HUNTS POINT RD
001	675620	0030	6/14/04	\$5,900,000	6160	0	13	2000	3	17544	Y	Y	4639 92ND AV NE
001	353490	0241	4/9/03	\$7,400,000	6750	0	13	1990	4	49222	Y	Y	4064 HUNTS POINT RD
005	192505	9049	6/10/04	\$370,000	940	0	6	1949	4	10454	N	N	3131 92ND AV NE
005	438920	1197	6/17/04	\$480,000	1170	0	6	1950	4	8568	N	N	729 95TH AV NE
005	254070	0160	3/14/03	\$420,000	1930	0	6	1948	3	9600	N	N	8605 NE 12TH ST
005	808540	0306	6/11/03	\$475,000	850	400	7	1951	4	8400	N	N	2825 98TH AV NE
005	808440	0110	5/2/03	\$345,000	920	0	7	1951	3	8520	N	N	2416 96TH AV NE
005	886100	0205	9/2/03	\$332,000	950	420	7	1953	4	8994	N	N	10020 NE 30TH PL
005	886100	0210	4/8/03	\$319,000	1040	440	7	1953	3	8163	N	N	10026 NE 30TH PL
005	326230	0695	12/16/03	\$422,500	1050	0	7	1952	3	8119	N	N	2451 78TH AV NE
005	438920	0761	5/12/04	\$417,650	1080	480	7	1977	4	8568	N	N	515 98TH AV NE
005	326230	0485	2/25/03	\$510,000	1080	0	7	1955	3	8118	N	N	2039 78TH AV NE
005	326230	0485	7/28/04	\$519,500	1080	0	7	1955	3	8118	N	N	2039 78TH AV NE
005	410710	0205	10/25/04	\$2,050,000	1080	450	7	1947	3	43560	Y	N	9415 NE 14TH ST
005	302505	9068	4/4/03	\$925,000	1120	1030	7	1951	3	20625	Y	N	9226 NE 20TH ST
005	886100	0215	6/17/03	\$310,000	1140	0	7	1953	4	9335	N	N	10032 NE 30TH PL
005	896480	1010	2/23/04	\$552,000	1180	1180	7	1951	4	10400	N	N	9671 EVERGREEN DR
005	412210	0160	7/15/04	\$370,000	1200	600	7	1955	5	9893	N	N	3233 103RD AV NE
005	254070	0237	11/12/03	\$480,000	1200	0	7	1952	3	8979	N	N	1018 84TH AV NE
005	896480	0480	1/28/04	\$577,500	1210	1210	7	1951	3	13824	N	N	9851 BELFAIR LN
005	252504	9238	11/19/03	\$555,000	1220	570	7	1952	4	16082	N	N	7807 NE 12TH ST
005	362504	9069	10/27/03	\$675,000	1240	0	7	1951	4	13796	N	N	7720 NE 6TH ST
005	252504	9065	11/18/04	\$637,500	1250	700	7	1949	4	12163	N	N	1013 84TH AV NE
005	886100	0065	6/17/03	\$432,000	1250	1050	7	1953	5	11008	N	N	10036 NE 31ST PL
005	896480	0905	8/13/03	\$601,400	1250	1250	7	1950	4	10400	N	N	921 SUNSET WY
005	326230	0500	11/24/04	\$540,000	1260	0	7	1955	3	8222	N	N	2057 78TH AV NE
005	542630	0040	6/5/03	\$545,000	1270	0	7	1954	3	12000	N	N	2420 80TH AV NE
005	302530	0175	4/29/04	\$685,000	1300	0	7	1955	3	19854	N	N	7661 NE 14TH ST
005	302505	9115	8/11/03	\$465,000	1310	0	7	1951	4	11364	N	N	9460 NE 20TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	808490	0160	8/3/04	\$785,000	1350	1290	7	1962	3	16200	N	N	9237 NE 25TH ST
005	808540	0184	6/19/03	\$545,000	1370	680	7	1952	4	10200	N	N	9826 NE 30TH ST
005	201870	0065	11/9/04	\$560,000	1390	920	7	1956	3	16218	N	N	601 84TH AV NE
005	302505	9106	10/2/03	\$405,000	1390	540	7	1951	3	11280	N	N	2110 92ND AV NE
005	326230	0685	12/10/03	\$446,200	1410	0	7	1952	4	8119	N	N	2439 78TH AV NE
005	808490	0106	3/15/03	\$372,900	1420	0	7	1988	3	8040	N	N	2417 96TH AV NE
005	201870	0180	10/1/03	\$690,000	1480	630	7	1940	4	10812	Y	N	415 84TH AV NE
005	438920	1036	2/12/04	\$670,000	1490	700	7	1959	4	15688	N	N	726 95TH AV NE
005	254070	0240	4/27/04	\$599,000	1490	980	7	1951	3	8979	N	N	1010 84TH AV NE
005	438920	1247	5/15/03	\$470,000	1550	0	7	1948	4	11700	N	N	9232 NE 1ST ST
005	412210	0030	11/15/04	\$570,000	1590	0	7	1954	4	14351	N	N	3151 103RD PL NE
005	252504	9248	7/6/04	\$785,000	1680	0	7	1919	4	17199	N	N	7642 NE 10TH ST
005	326230	1580	1/24/03	\$430,000	1690	0	7	1953	3	10800	N	N	2633 80TH AV NE
005	332350	0040	4/8/03	\$465,000	1700	0	7	1950	3	7475	N	N	8703 NE 11TH ST
005	094260	0010	3/29/04	\$730,000	1730	540	7	1958	3	20350	Y	N	9508 NE 18TH ST
005	886100	0080	11/10/03	\$410,225	1790	0	7	1953	4	16245	N	N	10016 NE 31ST PL
005	438920	1062	9/10/03	\$548,000	1800	1230	7	1954	4	10010	N	N	9530 NE 5TH ST
005	808440	0440	9/10/04	\$479,000	1860	0	7	1953	3	10125	N	N	9639 NE 28TH ST
005	326230	0775	7/28/03	\$450,000	1920	0	7	1950	3	16240	N	N	2621 78TH AV NE
005	326230	0745	8/24/04	\$785,000	1930	0	7	1974	3	16020	N	N	2603 78TH AV NE
005	155210	0080	9/16/04	\$615,000	1950	0	7	1953	3	11200	Y	N	9719 NE 13TH ST
005	412210	0035	4/21/04	\$440,000	1960	0	7	1954	5	19276	N	N	3203 103RD PL NE
005	192505	9124	12/9/04	\$750,000	2000	0	7	1955	5	24393	N	N	8831 NE 28TH ST
005	758370	0075	10/23/03	\$505,000	2020	0	7	1946	4	12669	N	N	9190 NE 9TH ST
005	896480	0250	12/28/04	\$775,000	2030	0	7	1952	3	12650	Y	N	1004 PARK RD
005	221050	0200	12/12/03	\$806,500	2080	0	7	1924	4	25600	N	N	8832 LAKE WASHINGTON BL NE
005	192505	9071	6/6/03	\$574,950	2150	0	7	1941	4	15681	N	N	9415 NE 30TH PL
005	192505	9068	9/23/04	\$825,840	2170	370	7	1941	3	33541	N	N	9407 NE 30TH PL
005	542470	0210	7/3/03	\$887,000	2230	0	7	1949	4	11419	N	N	522 86TH AV NE
005	410710	0240	9/15/04	\$859,500	2301	360	7	1997	4	18600	N	N	9605 NE 14TH ST
005	302530	0330	3/16/04	\$826,000	2460	0	7	1915	3	21600	N	N	1442 EVERGREEN POINT RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
005	438920	0730	7/28/03	\$630,000	2500	0	7	1955	5	10880	N	N	715 98TH AV NE	
005	412210	0065	4/7/03	\$410,000	1030	1030	8	2001	3	19936	Y	N	3265 103RD PL NE	
005	247270	0130	4/12/04	\$324,000	1080	480	8	1981	4	12000	N	N	8034 NE 28TH ST	
005	542570	0135	11/11/04	\$485,000	1100	0	8	1952	4	9382	N	N	8015 NE 28TH ST	
005	542630	0060	1/13/04	\$548,000	1150	1150	8	1963	4	16050	N	N	8080 NE 24TH ST	
005	326230	1492	10/10/03	\$591,000	1210	380	8	1972	3	10800	N	N	2445 80TH AV NE	
005	187290	0015	12/10/04	\$560,000	1290	1290	8	1948	4	16200	N	N	8931 NE 1ST ST	
005	326230	0020	5/1/03	\$820,000	1370	1150	8	1970	4	16074	N	N	2740 EVERGREEN POINT RD	
005	896480	0575	7/28/03	\$565,000	1370	0	8	1949	3	10962	N	N	9668 EVERGREEN DR	
005	252504	9233	2/18/04	\$625,000	1400	1120	8	1966	4	16065	N	N	7815 NE 12TH ST	
005	896480	0745	9/18/04	\$600,000	1400	0	8	1951	3	12150	N	N	9322 SUNSET WY	
005	201870	0015	11/16/04	\$799,000	1450	0	8	1976	3	19338	N	N	8216 OVERLAKE DR W	
005	896480	0325	5/19/04	\$625,000	1480	0	8	1953	4	13905	N	N	1034 BELFAIR RD	
005	896480	0325	12/23/04	\$684,500	1480	0	8	1953	4	13905	N	N	1034 BELFAIR RD	
005	808490	0020	1/7/03	\$770,000	1510	660	8	1955	3	16560	Y	N	9415 NE 26TH ST	
005	165150	0025	2/14/03	\$479,000	1510	0	8	1952	4	13560	N	N	3006 92ND PL NE	
005	302505	9165	4/4/03	\$720,000	1520	730	8	1963	4	20051	Y	N	2034 92ND AV NE	
005	054010	0085	7/18/03	\$545,000	1560	740	8	1977	4	29000	N	N	9018 NE POINTS DR	
005	896480	0275	8/10/04	\$737,000	1560	0	8	1950	4	10664	N	N	9841 VINEYARD CREST	
005	412230	0130	8/14/03	\$600,000	1570	1450	8	1956	4	20835	N	N	3212 99TH AV NE	
005	542630	0020	3/31/03	\$462,500	1590	0	8	1954	4	8625	N	N	2452 80TH AV NE	
005	412230	0115	5/13/03	\$565,000	1600	1400	8	1956	4	18701	N	N	3238 99TH AV NE	
005	180200	0050	11/23/04	\$900,000	1600	410	8	2000	3	20115	N	N	2219 95TH AV NE	
005	896480	0495	11/15/03	\$527,000	1630	0	8	1951	3	13970	N	N	9850 BELFAIR RD	
005	302505	9118	7/17/03	\$880,000	1630	1490	8	1950	4	10890	Y	N	1745 92ND AV NE	
005	549400	0010	1/21/03	\$640,000	1650	1070	8	1969	4	10001	Y	N	5 94TH PL NE	
005	362504	9063	1/9/03	\$821,600	1650	1260	8	1967	3	16215	N	N	7702 OVERLAKE DR W	
005	886100	0245	10/19/04	\$740,000	1650	850	8	2004	3	11190	N	N	10214 NE 30TH PL	
005	256630	0080	12/8/03	\$605,000	1700	0	8	1955	3	12091	N	N	9520 NE 16TH ST	
005	932380	0070	1/30/04	\$800,000	1710	0	8	1963	3	7050	Y	N	1628 90TH AV NE	
005	383550	0246	10/8/03	\$610,000	1710	0	8	1947	4	14850	N	N	1025 91ST AV NE	

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005	542570	0025	5/27/03	\$480,000	1710	1500	8	1967	3	14208	N	N	8255 NE 26TH ST
005	165150	0040	5/22/03	\$429,950	1730	0	8	1951	4	11920	N	N	3028 92ND PL NE
005	155210	0010	6/4/03	\$575,000	1730	0	8	1953	3	18585	Y	N	1320 97TH AV NE
005	165600	0040	3/1/04	\$670,000	1740	860	8	1974	4	20000	N	N	9060 NE 26TH ST
005	412250	0005	12/30/04	\$859,400	1770	1710	8	1957	3	17147	Y	N	3251 99TH AV NE
005	896480	0710	4/26/04	\$585,000	1780	0	8	1948	3	10800	N	N	1012 SUNSET WY
005	165600	0020	10/20/03	\$620,000	1790	740	8	1976	4	19000	N	N	2605 92ND AV NE
005	302530	0155	6/4/03	\$775,000	1800	0	8	1967	3	19845	N	N	7631 NE 14TH ST
005	896480	0815	10/27/04	\$595,000	1800	0	8	1948	3	13390	N	N	1001 SUNSET WY
005	896480	0375	5/16/03	\$646,100	1830	0	8	1953	4	13200	N	N	9830 BELFAIR LN
005	896480	0605	9/26/03	\$699,000	1830	0	8	1950	4	9594	Y	N	9620 EVERGREEN DR
005	412290	0220	5/4/04	\$830,000	1850	700	8	1959	3	20056	N	N	3215 98TH AV NE
005	644730	0085	10/27/04	\$1,045,000	1880	1230	8	1950	4	12320	Y	N	8435 NE 3RD ST
005	180200	0040	7/9/04	\$725,000	1880	640	8	1965	4	20319	N	N	2231 95TH AV NE
005	896480	0430	5/21/03	\$550,000	1890	0	8	1990	3	10146	N	N	9847 BELFAIR RD
005	187290	0065	10/1/03	\$540,000	1900	0	8	1956	4	13600	N	N	9026 NE LAKE WASHINGTON BL
005	438920	0786	2/14/04	\$1,075,000	1900	1100	8	1959	4	9900	Y	N	9401 NE 1ST ST
005	542570	0210	8/5/04	\$645,000	1910	0	8	1963	4	19201	N	N	2625 82ND AV NE
005	932380	0055	2/13/04	\$700,000	1910	1530	8	1955	3	9118	Y	N	1715 91ST AV NE
005	383550	0070	12/15/04	\$650,000	1930	0	8	1948	4	11025	N	N	1020 91ST AV NE
005	896480	0120	7/26/04	\$820,000	1940	0	8	1949	3	12441	N	N	9632 NE 10TH ST
005	644730	0365	12/8/03	\$725,000	1950	0	8	1956	3	14600	N	N	107 OVERLAKE DR E
005	808540	0165	3/22/04	\$790,000	1960	970	8	1957	4	16320	N	N	9827 NE 31ST ST
005	201870	0170	2/12/03	\$675,000	1990	400	8	1947	4	15606	N	N	8300 OVERLAKE DR W
005	412290	0170	4/27/04	\$929,000	2020	520	8	1960	4	18967	N	N	9611 NE 34TH ST
005	221050	0227	12/27/04	\$551,000	2030	0	8	1954	4	10455	N	N	1031 NE LAKE WASHINGTON BL
005	542570	0125	4/20/04	\$649,000	2050	0	8	1981	3	8300	N	N	2646 80TH AV NE
005	412290	0150	12/28/04	\$739,000	2060	1200	8	1974	4	25297	N	N	9625 NE 34TH ST
005	542570	0030	11/29/04	\$650,000	2070	0	8	1963	4	18036	N	N	8245 NE 26TH ST
005	302505	9093	7/30/04	\$880,000	2070	0	8	1950	4	23669	N	N	2115 94TH AV NE
005	896480	0720	5/20/04	\$667,000	2080	0	8	1992	3	10200	N	N	938 SUNSET WY

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Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	438920	0846	11/4/04	\$739,000	2090	0	8	1983	3	13600	Y	N	9536 NE LAKE WASHINGTON BL
005	201870	0136	6/19/03	\$725,000	2090	50	8	1963	4	10300	N	N	8224 OVERLAKE DR W
005	808490	0195	9/29/04	\$1,085,000	2090	1920	8	1990	3	16200	N	N	9320 NE 24TH ST
005	896480	0725	1/24/03	\$630,000	2100	0	8	1949	3	9600	N	N	930 SUNSET WY
005	256630	0030	6/24/03	\$790,000	2130	500	8	1956	4	11550	N	N	9425 NE 16TH ST
005	302530	0280	6/30/04	\$1,065,000	2140	0	8	1991	4	10206	N	N	7622 NE 14TH ST
005	326230	1585	9/26/03	\$612,000	2150	0	8	1953	4	10800	N	N	2629 80TH AV NE
005	542630	0010	7/12/04	\$815,000	2180	850	8	1983	3	12000	N	N	2606 80TH AV NE
005	221050	0201	5/31/04	\$550,000	2190	0	8	1977	3	16900	N	N	8670 NE 10TH ST
005	808490	0200	3/8/04	\$950,000	2200	1180	8	1990	3	16200	N	N	2401 94TH AV NE
005	896480	0620	6/3/04	\$829,000	2210	0	8	1953	3	12360	Y	N	1016 94TH AV NE
005	896480	0770	7/27/04	\$980,000	2220	0	8	1998	3	10800	N	N	917 EVERGREEN DR
005	256630	0055	10/7/03	\$739,000	2230	0	8	1954	5	13584	N	N	1720 95TH AV NE
005	896480	0485	9/26/03	\$630,000	2240	0	8	1991	3	13520	N	N	927 BELFAIR RD
005	896480	0425	8/25/04	\$430,000	2250	0	8	1954	3	15781	N	N	903 BELFAIR RD
005	438920	0432	12/9/04	\$700,000	2300	0	8	1945	5	13500	N	N	9724 NE LAKE WASHINGTON BL
005	896480	0280	2/25/03	\$590,718	2320	0	8	1951	4	10962	Y	N	9847 VINEYARD CREST
005	896480	0470	3/5/03	\$905,000	2330	0	8	2001	3	13500	Y	N	9833 BELFAIR LN
005	192505	9199	5/18/04	\$835,000	2340	0	8	1970	4	12920	N	N	9401 NE 32ND ST
005	326230	0530	12/9/03	\$606,000	2390	0	8	1977	3	8119	N	N	2222 77TH AV NE
005	326230	0625	6/14/04	\$875,000	2420	0	8	1978	4	16238	N	N	2463 78TH AV NE
005	896480	0105	5/20/04	\$825,000	2430	0	8	1950	4	13440	N	N	9637 HILLTOP RD
005	412230	0035	11/3/04	\$950,000	2470	1680	8	1963	4	17965	N	N	10043 NE 33RD ST
005	896480	0205	5/24/04	\$801,000	2480	0	8	1988	4	12780	Y	N	9652 HILLTOP RD
005	165180	0310	7/24/03	\$575,000	2480	0	8	1968	3	20600	N	N	1500 86TH AV NE
005	221050	0052	4/8/03	\$613,500	2530	0	8	1957	4	11130	N	N	958 87TH AV NE
005	326230	1490	7/15/03	\$750,000	2590	0	8	2000	3	10800	N	N	2443 80TH AV NE
005	187290	0025	6/24/04	\$692,000	2650	0	8	1976	3	18750	N	N	9021 NE 1ST ST
005	256630	0070	10/20/03	\$639,950	2810	0	8	1954	4	14655	N	N	1620 94TH AV NE
005	256630	0070	9/30/04	\$750,000	2810	0	8	1954	4	14655	N	N	1620 94TH AV NE
005	326230	0235	8/21/03	\$805,000	2870	0	8	1962	4	16238	N	N	2222 76TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	105100	0050	7/25/03	\$750,000	2870	0	8	1969	4	19986	N	N	3200 95TH PL NE
005	302505	9007	5/5/03	\$1,100,000	2920	0	8	1970	5	30325	N	N	9430 NE 21ST PL
005	542470	0110	8/19/04	\$1,275,000	2920	0	8	1946	4	12420	N	N	620 86TH AV NE
005	192505	9081	11/10/04	\$720,000	2950	0	8	1944	4	21697	N	N	9234 NE 32ND ST
005	302505	9097	9/27/04	\$960,000	2950	0	8	1951	4	20592	N	N	2306 92ND AV NE
005	180200	0080	3/12/03	\$730,000	2980	860	8	1965	5	22336	N	N	2224 95TH AV NE
005	412210	0125	6/17/04	\$535,000	2980	0	8	1955	4	12821	N	N	3118 103RD AV NE
005	438920	0692	8/20/03	\$500,000	3080	0	8	1977	4	8568	N	N	729 99TH AV NE
005	438920	0692	12/29/03	\$570,000	3080	0	8	1977	4	8568	N	N	729 99TH AV NE
005	758370	0090	3/29/04	\$600,000	3100	0	8	1947	3	12670	N	N	9117 NE 10TH ST
005	758370	0090	10/21/04	\$700,000	3100	0	8	1947	3	12670	N	N	9117 NE 10TH ST
005	256630	0005	10/28/03	\$900,000	3520	0	8	1955	4	15756	Y	N	1755 94TH AV NE
005	896480	0460	4/26/03	\$655,000	3810	0	8	1951	5	17825	N	N	810 PARK RD
005	542680	0020	6/22/04	\$725,000	1260	1240	9	1974	3	5888	N	N	1220 80TH PL NE
005	542680	0040	9/28/04	\$695,000	1340	1330	9	1974	3	4960	N	N	1240 80TH PL NE
005	644760	0020	6/4/03	\$799,500	1600	1220	9	1967	4	13475	Y	N	2413 88TH AV NE
005	302530	0207	11/13/03	\$810,000	1640	800	9	1987	3	9903	Y	N	1427 80TH AV NE
005	302530	0207	5/27/04	\$985,000	1640	800	9	1987	3	9903	Y	N	1427 80TH AV NE
005	644860	0050	3/9/04	\$740,000	1680	1200	9	1963	4	20520	N	N	8436 NE 19TH ST
005	410710	0190	4/25/03	\$900,000	1680	1600	9	1951	4	14850	Y	N	9259 NE 14TH ST
005	808540	0085	8/5/04	\$864,000	1740	1560	9	1963	4	16200	N	N	9620 NE 31ST ST
005	929090	0030	8/27/04	\$699,000	1750	1300	9	1968	4	20250	N	N	8703 NE 21ST ST
005	896480	0635	2/25/03	\$1,300,000	1780	1140	9	2000	3	12502	Y	N	9421 VINEYARD CREST
005	931560	0160	8/5/04	\$942,000	1790	1560	9	1968	4	20140	N	N	8435 NE 22ND PL
005	808540	0335	9/5/03	\$1,099,000	1800	1580	9	1959	4	16320	Y	N	9620 NE 28TH ST
005	644860	0110	7/31/03	\$899,000	1880	1440	9	1963	4	20298	N	N	1801 86TH AV NE
005	412270	0120	8/25/04	\$525,000	1890	950	9	1978	4	13294	Y	N	9910 NE 34TH ST
005	931570	0020	10/11/04	\$850,000	1920	1920	9	1969	4	19470	N	N	8623 NE 24TH ST
005	931560	0110	4/16/04	\$668,000	1940	580	9	1964	4	14186	N	N	8416 NE 21ST PL
005	087800	0070	10/23/03	\$675,000	1950	570	9	1977	3	19845	N	N	9420 NE 31ST ST
005	063200	0105	1/29/03	\$755,000	2030	1200	9	1956	5	14512	Y	N	9345 NE 20TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	932030	0150	9/8/03	\$1,399,000	2030	1990	9	1998	3	20400	N	N	1631 86TH AV NE
005	165180	0010	10/1/04	\$691,500	2050	0	9	1966	4	21600	N	N	1509 85TH AV NE
005	412230	0091	2/25/04	\$802,500	2100	1860	9	1961	4	16087	Y	N	3344 99TH AV NE
005	896480	0150	12/17/03	\$875,000	2110	0	9	1958	3	12804	Y	N	9424 VINEYARD CREST
005	896480	0910	4/1/03	\$697,500	2130	0	9	1992	3	10400	N	N	913 SUNSET WY
005	410710	0120	2/13/04	\$1,100,000	2210	0	9	1955	3	22792	Y	N	1436 92ND AV NE
005	192505	9107	7/10/03	\$675,000	2300	0	9	1995	3	8370	N	N	9411 NE 32ND ST
005	932030	0100	7/16/04	\$1,300,000	2320	2600	9	1965	5	17400	Y	N	8651 NE 17TH ST
005	063200	0130	10/5/04	\$1,050,000	2360	2030	9	1949	4	19727	Y	N	9250 NE 19TH ST
005	438920	0852	6/18/03	\$1,000,000	2370	2180	9	1968	4	12750	Y	N	9547 NE 1ST ST
005	025150	0290	6/8/04	\$885,000	2400	0	9	1972	4	18600	Y	Y	2806 93RD AV NE
005	896480	0125	2/23/04	\$705,000	2410	0	9	1957	3	12040	N	N	9524 VINEYARD CREST
005	094260	0015	10/1/04	\$883,750	2460	0	9	1959	3	20160	Y	N	9500 NE 18TH ST
005	180300	0010	10/5/04	\$1,100,000	2480	850	9	1993	3	20020	N	N	9033 NE 22ND PL
005	546130	0070	8/11/04	\$945,000	2490	0	9	1956	4	16965	Y	N	9031 NE 19TH ST
005	931560	0090	3/31/04	\$695,000	2490	0	9	1968	4	12750	N	N	8411 NE 21ST PL
005	201870	0195	4/16/03	\$920,000	2510	780	9	1977	3	15137	Y	N	405 84TH AV NE
005	438920	1128	4/1/04	\$900,000	2520	1650	9	1962	4	15600	Y	N	9419 NE 5TH ST
005	542680	0060	2/25/04	\$645,000	2550	0	9	1974	3	5287	N	N	1260 80TH PL NE
005	542680	0060	11/1/04	\$715,000	2550	0	9	1974	3	5287	N	N	1260 80TH PL NE
005	896480	0050	12/17/03	\$745,000	2580	0	9	1951	3	15035	Y	N	9630 HILLTOP RD
005	326230	0215	1/30/04	\$795,000	2580	0	9	1977	4	16238	N	N	2240 EVERGREEN POINT RD
005	362504	9106	10/13/03	\$749,000	2600	0	9	1969	4	12913	N	N	7748 OVERLAKE DR W
005	362504	9106	6/15/04	\$795,000	2600	0	9	1969	4	12913	N	N	7748 OVERLAKE DR W
005	758370	0060	12/23/04	\$900,000	2600	0	9	1947	3	18475	N	N	803 92ND AV NE
005	165180	0210	3/8/04	\$855,000	2610	0	9	1967	4	20115	N	N	1307 86TH AV NE
005	644730	0225	8/6/03	\$1,350,000	2620	0	9	1949	4	17919	Y	N	8404 NE 3RD ST
005	302505	9055	9/8/04	\$640,750	2630	0	9	1976	3	21780	N	N	8415 NE 13TH ST
005	252504	9041	7/18/03	\$993,000	2680	0	9	1992	3	13099	N	N	7626 NE 8TH ST
005	542680	0050	5/30/03	\$860,000	2680	0	9	1974	4	5291	N	N	1250 80TH PL NE
005	054010	0854	9/22/04	\$690,000	2922	0	9	2000	3	25400	Y	N	8580 NE 28TH ST

Improved Sales Used in this Annual Update Analysis
Area 33
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	165150	0080	5/28/03	\$950,000	2950	0	9	2003	3	7800	N	N	3039 92ND PL NE
005	808490	0055	6/10/04	\$1,310,000	3020	1000	9	1998	3	16560	Y	N	2509 94TH AV NE
005	644730	0265	8/4/03	\$1,100,000	3120	0	9	1960	4	16573	N	N	515 87TH AV NE
005	383550	2628	5/5/03	\$870,000	3250	0	9	1984	3	18580	N	N	8740 NE 2ND PL
005	326230	1205	2/7/04	\$965,000	3340	0	9	1998	4	16378	N	N	2055 79TH AV NE
005	932030	0030	7/19/04	\$1,250,000	3410	0	9	1968	5	22310	Y	N	8641 NE 17TH PL
005	252504	9254	11/12/03	\$1,060,000	3430	0	9	1979	3	19816	N	N	7816 NE 8TH ST
005	255900	0010	7/26/04	\$1,150,000	4350	0	9	1964	4	20188	Y	N	2325 92ND AV NE
005	929090	0210	12/2/03	\$790,000	1380	1280	10	1966	4	19890	N	N	8620 NE 20TH ST
005	165190	0130	5/1/03	\$665,000	1810	660	10	1977	4	23730	N	N	8520 NE 26TH ST
005	931570	0010	6/22/04	\$920,000	1900	1610	10	1976	4	20040	N	N	8619 NE 24TH ST
005	317460	0030	4/16/03	\$695,000	2070	620	10	1982	3	24000	N	N	2715 84TH PL NE
005	410710	0144	12/30/04	\$1,120,000	2120	1020	10	1997	3	10824	Y	N	1344 92ND AV NE
005	252504	9201	3/12/04	\$750,000	2190	1050	10	1977	4	20280	N	N	1011 80TH PL NE
005	644860	0210	8/13/04	\$1,000,000	2230	1150	10	1963	4	20220	N	N	8601 NE 19TH ST
005	302530	0186	7/1/03	\$1,150,000	2290	1480	10	1988	3	16006	N	N	7675 NE 14TH ST
005	192505	9007	7/28/03	\$815,000	2440	0	10	1986	3	20559	N	N	3216 93RD PL NE
005	410710	0140	2/26/03	\$1,675,000	2625	2105	10	2000	3	15416	Y	N	9227 NE 14TH ST
005	542711	0050	7/14/03	\$790,400	2700	0	10	1984	3	16002	N	N	2555 MEDINA CIR
005	542711	0040	2/9/04	\$729,000	2740	0	10	1984	3	16007	N	N	2557 MEDINA CIR
005	302505	9130	7/10/03	\$1,080,000	2845	0	10	2001	3	13068	Y	N	9120 NE 17TH ST
005	054010	0057	10/15/04	\$760,000	2940	310	10	1989	5	10949	N	N	9033 NE 32ND ST
005	500650	0030	7/19/04	\$1,500,000	2950	1940	10	1974	4	20083	Y	N	9242 NE 14TH ST
005	165190	0150	6/17/04	\$915,000	2960	0	10	1983	5	22715	N	N	2535 85TH AV NE
005	025150	0170	9/18/03	\$706,800	2990	0	10	1968	4	18125	N	N	9350 NE 30TH ST
005	808540	0005	6/15/04	\$900,000	3000	0	10	1988	3	15795	N	N	3115 100TH AV NE
005	808440	0055	12/3/03	\$1,160,000	3020	0	10	2002	3	14175	N	N	2411 98TH AV NE
005	896480	0135	1/5/04	\$1,395,000	3080	0	10	1999	3	12635	Y	N	9500 VINEYARD CREST
005	165150	0075	9/18/03	\$1,075,000	3080	0	10	2003	3	7800	N	N	3031 92ND PL NE
005	929090	0080	1/21/04	\$1,110,000	3100	0	10	1968	4	17550	Y	N	2115 88TH AV NE
005	317460	0020	8/8/03	\$745,000	3110	0	10	1982	4	19995	N	N	8410 NE 27TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	336850	0020	5/8/03	\$1,850,000	3120	3120	10	1998	5	20066	Y	N	1353 92ND AV NE
005	165180	0260	2/2/04	\$775,000	3390	0	10	1973	3	25300	Y	N	1328 85TH AV NE
005	808540	0125	6/2/03	\$1,000,000	3390	0	10	1984	3	16304	N	N	9617 NE 31ST ST
005	254070	0085	4/29/03	\$727,500	3410	0	10	1996	3	21870	N	N	1032 84TH AV NE
005	054010	0855	2/19/04	\$620,000	3430	0	10	1989	3	20400	Y	N	8550 NE 28TH ST
005	165190	0210	4/1/04	\$700,000	3440	0	10	1978	3	21130	N	N	8515 NE 25TH ST
005	025150	0040	4/2/04	\$899,900	3460	0	10	1977	3	22425	N	N	2812 94TH AV NE
005	252504	9211	1/27/04	\$1,240,000	3510	0	10	2003	3	9520	N	N	816 82ND AV NE
005	644730	0275	6/7/04	\$1,899,130	3590	740	10	1983	3	16000	Y	N	8422 RIDGE RD
005	438920	0660	6/9/04	\$1,445,000	3600	0	10	2001	3	8568	N	N	523 99TH AV NE
005	808440	0401	10/6/04	\$1,450,000	3680	0	10	2004	3	9450	N	N	9710 NE 27TH ST
005	247010	0180	2/13/03	\$1,350,000	3700	0	10	1967	4	32452	Y	N	7915 NE 24TH ST
005	221050	0012	8/5/03	\$1,310,000	3780	0	10	1994	3	19078	N	N	836 84TH AV NE
005	932030	0010	8/10/04	\$1,617,000	3780	0	10	1965	5	28223	Y	N	8670 NE 17TH ST
005	090000	0020	1/9/03	\$1,212,000	3810	1360	10	1998	3	19985	Y	N	2064 89TH AV NE
005	808490	0145	7/8/04	\$1,292,500	3830	0	10	1998	3	16202	N	N	9420 NE 24TH ST
005	165180	0120	11/24/04	\$1,110,000	4080	0	10	1988	4	22050	Y	N	8519 NE 15TH ST
005	201870	0030	8/11/04	\$1,625,000	4330	0	10	1987	4	16574	N	N	624 81ST AV NE
005	383550	0015	8/4/03	\$1,381,500	4360	0	10	2003	3	10500	N	N	1050 91ST AVE NE
005	247000	0220	7/28/04	\$1,650,000	4400	0	10	1968	4	23754	Y	N	1864 77TH AV NE
005	808490	0110	5/11/04	\$1,689,000	4520	0	10	2004	3	16200	N	N	9445 NE 25TH ST
005	302530	0380	8/18/03	\$1,000,000	2420	0	11	1974	3	19852	Y	N	7777 NE 16TH ST
005	808490	0080	9/4/03	\$1,061,000	2450	1090	11	1968	4	17415	Y	N	9210 NE 25TH ST
005	025162	0190	4/17/03	\$890,000	2600	0	11	1976	3	16500	Y	Y	2729 94TH AV NE
005	054010	0065	1/8/04	\$695,000	2650	0	11	1988	3	29000	N	N	9050 NE POINTS DR
005	438920	0471	5/28/04	\$1,650,000	2780	1430	11	1993	3	8000	Y	N	9855 NE 1ST ST
005	201870	0095	3/8/04	\$1,750,000	2898	0	11	1997	3	23384	N	N	8106 OVERLAKE DR W
005	932380	0075	12/19/03	\$2,700,000	3060	900	11	2001	3	12546	Y	N	1624 90TH AV NE
005	302505	9058	6/26/03	\$1,180,000	3100	1390	11	1990	3	18082	N	N	2015 96TH AV NE
005	302505	9011	11/1/04	\$2,410,000	3110	3110	11	1998	3	20846	Y	N	1604 92ND AV NE
005	896480	0170	9/29/03	\$1,520,000	3120	1120	11	1987	3	14355	Y	N	9500 HILLTOP RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	808440	0430	2/28/03	\$1,015,315	3180	0	11	2001	3	10125	N	N	9725 NE 28TH ST
005	326230	0735	12/17/03	\$1,300,000	3260	0	11	2003	3	8120	N	N	2625 77TH AV NE
005	326230	0735	11/24/04	\$1,320,000	3260	0	11	2003	3	8120	N	N	2625 77TH AV NE
005	064320	0060	11/17/03	\$2,400,000	3270	3290	11	1986	3	20160	Y	N	9160 NE 25TH PL
005	302530	0367	9/17/03	\$1,375,000	3280	850	11	1998	3	23815	N	N	1556 77TH PL NE
005	252504	9023	7/9/03	\$2,285,000	3290	3110	11	2001	3	24291	N	N	7831 NE 12TH ST
005	247020	0010	7/19/04	\$1,199,000	3330	0	11	1966	4	19900	N	N	1535 79TH PL NE
005	192505	9069	10/4/04	\$829,000	3490	0	11	1982	4	24829	N	N	2685 84TH PL NE
005	890762	0060	11/5/04	\$2,139,000	3610	1980	11	2004	3	16800	Y	N	8905 NE 13TH ST
005	890760	0130	3/18/04	\$2,150,000	3660	2130	11	2001	3	19110	Y	N	8940 NE 14TH ST
005	890762	0040	6/10/03	\$999,100	3820	0	11	1976	5	19055	Y	N	8900 NE 13TH ST
005	438920	1160	9/8/04	\$1,855,000	3830	1100	11	2003	3	8568	Y	N	713 95TH AV NE
005	247010	0060	10/26/04	\$2,200,000	3840	0	11	1964	4	24911	Y	N	7841 NE 21ST ST
005	980600	0040	4/23/03	\$1,110,000	3950	0	11	1984	4	20100	N	N	2720 91ST PL NE
005	890762	0070	10/22/04	\$2,345,000	3980	1240	11	2004	3	19320	Y	N	8915 NE 13TH ST
005	254070	0075	9/19/03	\$1,195,000	4080	0	11	1995	3	18141	N	N	1034 84TH AV NE
005	438920	0981	2/5/04	\$1,290,000	4130	0	11	2003	3	8570	N	N	515 97TH AV NE
005	302505	9006	12/21/04	\$1,825,000	4150	1500	11	1988	3	22570	N	N	2048 92ND AV NE
005	326230	1085	7/19/03	\$1,300,000	4160	0	11	1982	4	16238	N	N	2233 79TH AV NE
005	326230	0420	9/4/03	\$1,998,000	4180	0	11	1999	3	16236	N	N	2030 77TH AV NE
005	928673	0040	7/23/03	\$1,150,000	4300	0	11	1979	4	19866	N	N	2301 88TH AV NE
005	383550	2655	6/17/04	\$1,650,000	4530	0	11	1988	3	14406	Y	N	8812 NE 2ND PL
005	252504	9118	6/4/03	\$1,515,000	4540	0	11	1998	3	11489	N	N	7828 NE 8TH ST
005	254070	0111	12/1/03	\$1,500,000	4750	0	11	2001	3	16000	N	N	8629 LAKE WASHINGTON BL
005	207900	0050	9/25/03	\$1,630,000	4790	0	11	2003	3	20299	N	N	3401 96TH AV NE
005	192505	9066	8/21/03	\$1,150,000	4870	0	11	1989	3	20022	N	N	9207 NE 31ST ST
005	438920	0787	3/1/04	\$2,250,000	2600	2460	12	2002	3	9900	Y	N	94096 NE LAKE WASHINGTON BL
005	896480	0890	8/19/04	\$2,247,850	2760	1800	12	1995	3	11375	Y	N	9357 HILLTOP RD
005	896480	0080	10/29/03	\$2,447,500	2850	2850	12	2003	3	10920	Y	N	9425 HILLTOP RD
005	932380	0025	5/4/04	\$1,765,000	3100	0	12	1995	3	14190	Y	N	9006 NE 17TH ST
005	383550	2720	4/14/04	\$1,600,000	3160	0	12	1986	3	15723	Y	N	8826 NE 2ND PL

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	644730	0160	6/23/04	\$1,900,000	3480	0	12	1991	3	11088	Y	N	8455 RIDGE RD
005	808490	0090	1/5/04	\$2,400,000	3540	3040	12	2001	3	16200	Y	N	9234 NE 25TH ST
005	302530	0265	1/12/04	\$1,475,000	4090	0	12	1984	3	21810	N	N	7660 NE 14TH ST
005	808540	0320	3/16/04	\$2,550,000	4340	1130	12	2003	3	16320	Y	N	9621 NE 29TH ST
005	438920	0475	8/31/04	\$2,450,000	4900	0	12	2003	3	12750	Y	N	9822 NE LAKE WASHINGTON BL
005	326230	0100	7/1/04	\$2,150,000	5250	0	12	2003	3	16200	N	N	2500 EVERGREEN POINT RD
005	542470	0115	12/4/03	\$1,940,000	4770	0	13	1993	3	18569	N	N	8457 NE 7TH ST
005	500650	0010	3/4/04	\$3,000,000	4800	2340	13	1988	3	36100	Y	N	9400 NE 14TH ST
005	192505	9175	6/6/03	\$2,220,000	5000	1020	13	2003	3	25918	N	N	3012 92ND AV NE
005	438920	1086	2/23/04	\$1,800,000	5620	760	13	1995	3	19810	N	N	9525 NE 5TH ST
005	644730	0290	5/15/03	\$3,250,000	6870	1830	13	1986	3	36537	Y	N	423 86TH AV NE
005	302505	9171	5/21/03	\$2,363,855	7650	3620	13	2003	3	18948	N	N	9215 NE 24TH ST
009	549220	0010	3/18/04	\$387,000	1070	630	6	1954	4	9500	N	N	10044 SE 7TH ST
009	386090	0121	6/11/03	\$310,000	1120	1120	6	1957	3	6639	N	N	1821 104TH AV SE
009	066600	0230	6/2/03	\$375,950	1150	1040	6	1955	3	9944	N	N	10204 SE 8TH ST
009	066600	0230	6/9/04	\$454,000	1150	1040	6	1955	3	9944	N	N	10204 SE 8TH ST
009	062405	9048	1/2/03	\$389,500	960	0	7	1949	4	6931	N	N	1934 100TH AV SE
009	052405	9165	9/4/03	\$350,000	1010	0	7	1950	4	12197	N	N	1943 104TH AV SE
009	082405	9177	3/7/04	\$568,000	1250	560	7	1953	4	6098	Y	N	2452 KILLARNEY WY
009	234430	0116	9/9/03	\$558,900	1320	0	7	1999	3	9754	N	N	10515 SE 30TH ST
009	052405	9132	3/19/03	\$597,000	1340	890	7	1950	4	10454	N	N	2001 104TH AV SE
009	573960	1165	7/15/03	\$336,000	1350	620	7	1959	3	10800	N	N	830 102ND AV SE
009	386140	0120	9/23/03	\$612,000	1430	600	7	1951	4	15210	N	N	2005 102ND AV SE
009	082405	9120	9/28/04	\$477,000	1480	710	7	1915	3	13000	N	N	1 ENATAI DR
009	052405	9170	5/7/03	\$400,000	1530	0	7	1951	3	10010	N	N	10225 SE 16TH ST
009	052405	9235	7/16/04	\$545,000	1560	640	7	1966	4	11000	N	N	1638 103RD AV SE
009	234430	0124	8/24/04	\$609,000	1630	0	7	1963	4	10770	N	N	3009 106TH AV SE
009	386140	0040	2/18/04	\$790,000	1640	1270	7	1952	5	23491	N	N	10260 SE 21ST ST
009	386140	0125	8/13/03	\$560,000	1670	470	7	1952	3	15949	N	N	2045 102ND AV SE
009	062900	0420	11/22/04	\$505,000	1670	0	7	1954	4	6825	N	N	2720 104TH AV SE
009	549310	0075	11/6/03	\$650,000	1730	900	7	1950	4	20973	N	N	740 99TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 33
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
009	062900	0100	10/21/04	\$800,000	1880	250	7	1940	3	13984	N	N	10124 SE 28TH ST	
009	062900	0180	10/20/04	\$750,000	2160	0	7	1915	4	11337	N	N	2717 104TH AV SE	
009	326830	0120	5/27/04	\$480,000	2170	0	7	1954	3	13533	N	N	2212 104TH PL SE	
009	234430	0065	7/26/04	\$1,300,000	2840	0	7	1990	4	23130	Y	Y	3205 106TH AV SE	
009	549720	0070	1/21/03	\$570,000	1600	580	8	1978	4	9500	N	N	1012 103RD AV SE	
009	062405	9072	5/15/03	\$2,380,000	1690	690	8	1956	4	30000	Y	Y	9516 SE 15TH ST	
009	257120	0090	8/17/04	\$530,000	2120	0	8	1958	3	20300	N	N	10323 SE 13TH PL	
009	776870	0190	3/23/04	\$890,000	2120	2120	8	1929	5	11690	Y	N	9608 SE SHORELAND DR	
009	234430	0066	11/12/03	\$775,000	2240	1620	8	1969	4	19500	Y	N	3223 106TH AV SE	
009	938910	0040	6/30/04	\$1,900,000	2320	0	8	1938	4	19970	Y	Y	438 OVERLAKE DR E	
009	082405	9275	9/23/04	\$769,500	2510	0	8	1967	5	9583	Y	N	9 ENATAI DR	
009	778740	0055	7/22/04	\$860,000	2540	0	8	1955	4	32369	N	N	108 CEDAR CREST LN	
009	234430	0025	6/8/04	\$1,380,000	2630	1450	8	1977	4	27676	Y	Y	3257 106TH AV SE	
009	062900	0829	7/14/03	\$747,500	2680	0	8	1948	4	23805	N	N	10555 SE 28TH ST	
009	062900	0838	8/14/03	\$820,000	2740	0	8	1949	5	13920	N	N	10528 SE 29TH ST	
009	776870	0210	11/19/03	\$1,100,000	2750	1350	8	1967	4	11500	Y	Y	9634 SE SHORELAND DR	
009	776870	0165	9/16/04	\$715,000	1120	1110	9	1975	4	9300	Y	N	9510 SE SHORELAND DR	
009	032200	0050	12/15/04	\$535,000	1660	0	9	1985	3	3292	N	N	621 BELLEVUE WY SE	
009	257120	0030	5/7/03	\$745,000	1850	1450	9	1963	5	18995	N	N	10226 SE 13TH PL	
009	549170	0210	9/27/04	\$630,000	1850	910	9	1973	3	15840	N	N	820 97TH AV SE	
009	062405	9058	7/2/03	\$645,000	2160	0	9	2003	3	8700	N	N	9607 SE 15TH ST	
009	062900	0615	5/7/04	\$637,000	2300	580	9	1962	4	10375	N	N	2716 106TH PL SE	
009	549311	0010	7/1/04	\$875,000	2360	790	9	1984	3	19851	Y	N	611 97TH PL SE	
009	573960	1240	5/8/03	\$649,000	2450	0	9	2002	3	15000	N	N	10223 SE 8TH ST	
009	549311	0130	11/19/03	\$905,000	2790	1330	9	1986	4	18809	Y	N	616 97TH PL SE	
009	383550	2910	9/10/04	\$1,500,000	1230	860	10	1988	3	16640	Y	Y	328 OVERLAKE DR E	
009	776870	0245	2/3/03	\$1,125,000	1680	920	10	1977	5	6500	Y	Y	9830 SE SHORELAND DR	
009	778740	0045	4/21/04	\$925,000	1780	1500	10	1998	3	32725	N	N	202 NORTHSIDE RD	
009	562730	1680	1/16/04	\$630,000	2740	0	10	1990	3	10001	N	N	9925 SE 5TH ST	
009	383550	0930	5/30/03	\$2,297,291	3190	340	10	2004	3	12776	Y	Y	5 92ND AV NE	
009	062405	9057	7/31/04	\$903,350	3200	0	10	2004	3	8590	N	N	1611 KILLARNEY WY	

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	326830	0055	9/13/04	\$1,471,500	3260	1520	10	2000	3	12853	Y	N	10221 SE 23RD ST
009	082405	9321	5/3/04	\$1,250,000	3610	760	10	2003	3	8510	Y	N	2520 103RD AV SE
009	938970	0018	9/11/04	\$3,000,000	2090	1320	11	1976	3	19090	Y	Y	104 OVERLAKE DR E
009	383550	2920	7/30/04	\$2,300,000	2310	1310	11	1994	3	18024	Y	N	320 OVERLAKE DR E
009	549310	0100	3/22/04	\$1,000,000	2470	1000	11	2001	3	8000	Y	N	805 100TH AV SE
009	385990	0085	1/29/03	\$1,130,000	2680	1500	11	1990	4	14973	N	N	2211 BLARNEY PL
009	549440	0170	11/24/04	\$1,250,000	2720	1210	11	1992	3	10320	Y	N	9214 SHORELAND DR SE
009	573960	0125	5/12/03	\$1,100,000	2840	1350	11	2001	3	7920	Y	N	801 101ST AV SE
009	549440	0180	11/22/04	\$1,323,000	2960	320	11	1975	4	9590	Y	N	9212 SE SHORELAND DR
009	549440	0180	11/22/04	\$1,323,000	2960	320	11	1975	4	9590	Y	N	9212 SE SHORELAND DR
009	776870	0230	5/14/03	\$2,570,000	3190	1600	11	1999	3	7750	Y	Y	9810 SE SHORELAND DR
009	386147	0030	9/7/04	\$1,235,000	3230	0	11	1996	3	18017	N	N	10184 SE 16TH PL
009	776870	0295	10/12/04	\$1,595,000	3870	1660	11	1991	3	12912	Y	N	9420 SE 5TH ST
009	062405	9031	8/27/03	\$2,650,000	4030	0	11	1985	5	29775	Y	Y	1201 96TH AV SE
009	778740	0130	3/22/04	\$1,695,000	6189	0	11	1995	3	60984	N	N	111 CEDAR CREST LN
009	776870	0158	11/30/04	\$1,700,000	1850	1360	12	1995	3	17750	Y	Y	9412 SE SHORELAND DR
009	383550	3173	4/8/04	\$6,200,000	3260	2100	12	1988	4	18685	Y	Y	226 OVERLAKE DR E
009	438920	0463	8/18/03	\$3,150,000	3880	1360	12	1981	3	10006	Y	Y	9817 LAKE WASHINGTON BL NE
009	383550	1130	5/25/04	\$3,500,000	4060	1620	13	1988	3	23554	Y	Y	9033 LAKE WASHINGTON BL NE

Improved Sales Removed from this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	192505	9044	6/11/04	\$1,810,000	Diagnostic Outlier
001	192505	9143	9/9/03	\$339,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	192505	9195	9/20/04	\$2,200,000	%Compl
001	192505	9224	6/16/04	\$1,610,000	ActivePermitBeforeSale>25K
001	206800	0040	3/25/04	\$2,376,844	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	242504	9086	10/31/03	\$1,802,500	PrevImp<=10K
001	242504	9214	5/1/03	\$590,000	Diagnostic Outlier
001	353490	0546	10/23/03	\$2,100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	353690	0020	4/3/03	\$819,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	353790	0070	7/10/03	\$545,700	Diagnostic Outlier
001	400050	0045	4/22/03	\$1,310,000	PLOTTAGE
001	542730	0060	7/11/03	\$2,412,500	PrevImp<=10K
001	675620	0030	6/14/04	\$5,900,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
001	739730	0230	7/23/04	\$860,000	Diagnostic Outlier
001	920890	0022	2/20/04	\$660,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	920890	0036	2/4/04	\$2,850,000	ActivePermitBeforeSale>25K
001	920890	0045	7/23/04	\$4,800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	920890	0090	5/14/03	\$2,820,000	PLOTTAGE
001	980810	0155	7/28/04	\$1,512,000	Diagnostic Outlier
001	980810	0175	7/22/03	\$950,000	Double Sale
001	980810	0175	7/13/04	\$1,198,000	Double Sale
001	980810	0178	4/4/03	\$1,046,500	Diagnostic Outlier
001	980870	0200	7/7/03	\$705,000	%Compl DORRatio
001	980870	0259	4/6/04	\$620,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	980870	0845	4/29/04	\$1,518,000	Diagnostic Outlier
001	980870	0978	4/13/03	\$715,000	PrevImp<=10K
005	025150	0060	9/30/04	\$1,050,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	054010	0065	6/6/03	\$589,000	EXEMPT FROM EXCISE TAX
005	054010	0110	3/3/03	\$570,000	Obsol
005	064320	0010	9/22/04	\$1,672,500	ActivePermitBeforeSale>25K
005	155210	0150	8/18/03	\$300,000	QUIT CLAIM DEED DORRatio
005	165180	0220	7/25/03	\$966,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	165180	0270	2/9/04	\$859,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	165180	0330	6/26/03	\$1,240,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
005	187290	0015	9/9/03	\$599,369	NO MARKET EXPOSURE;NON-REPRESENTATIVE SALE
005	192505	9068	5/13/03	\$725,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192505	9072	7/26/04	\$1,795,000	ActivePermitBeforeSale>25K
005	192505	9072	4/16/03	\$417,500	DORRatio
005	192505	9089	5/6/03	\$649,829	%Compl DORRatio
005	192505	9089	2/21/03	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192505	9256	8/14/03	\$726,300	UnFinArea
005	201870	0026	7/25/03	\$1,875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	201870	0065	4/16/03	\$525,000	Diagnostic Outlier
005	201870	0136	12/10/04	\$875,000	ActivePermitBeforeSale>25K
005	201870	0136	12/10/04	\$875,000	ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis

Area 33

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	202505	9120	1/6/03	\$470,000	Diagnostic Outlier
005	221050	0014	3/9/04	\$735,000	Diagnostic Outlier
005	221050	0226	9/11/03	\$892,400	Diagnostic Outlier
005	247000	0200	7/16/04	\$999,500	Diagnostic Outlier
005	247010	0080	4/23/03	\$606,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, DORRatio
005	247270	0135	1/27/03	\$384,000	Diagnostic Outlier
005	249810	0030	9/13/04	\$705,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	252504	9125	1/29/03	\$14,418	DORRatio
005	252504	9128	5/25/04	\$65,000	DORRatio
005	252504	9259	10/26/04	\$1,500,000	%Compl
005	254070	0257	4/28/03	\$730,000	RELOCATION - SALE BY SERVICE
005	255900	0080	10/24/03	\$2,700,000	%Compl
005	302505	9052	7/30/03	\$1,250,000	Diagnostic Outlier
005	302505	9053	7/1/03	\$840,000	ImpCount
005	302505	9070	10/1/03	\$860,000	%Compl DORRatio
005	302505	9162	6/3/03	\$2,550,000	RELOCATION - SALE BY SERVICE
005	302505	9162	6/3/03	\$2,550,000	RELOCATION - SALE TO SERVICE
005	302530	0255	1/13/03	\$725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	326230	0105	6/24/03	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	326230	0575	4/11/03	\$429,950	%Compl
005	326230	0690	3/18/03	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	326230	0777	5/3/03	\$550,000	PrevImp<=10K
005	326230	0818	9/3/04	\$435,000	PrevImp<=10K
005	326230	0940	8/20/04	\$229,000	DORRatio
005	326230	1025	6/27/03	\$895,768	%Compl
005	326230	1025	4/7/03	\$645,000	%Compl DORRatio
005	326230	1115	4/1/04	\$726,500	PrevImp<=10K
005	326230	1467	5/18/04	\$615,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	326230	1580	11/3/03	\$519,000	ActivePermitBeforeSale>25K
005	362504	9042	11/10/03	\$2,150,000	Diagnostic Outlier
005	362504	9063	10/26/04	\$900,000	RELOCATION - SALE BY SERVICE
005	362504	9063	10/26/04	\$900,000	RELOCATION - SALE TO SERVICE
005	383550	0415	8/21/03	\$420,000	Diagnostic Outlier
005	383550	2440	11/19/03	\$2,180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	410710	0100	5/16/03	\$700,000	%Compl DORRatio
005	410710	0182	6/11/04	\$825,000	Diagnostic Outlier
005	410710	0307	3/19/04	\$230,000	Diagnostic Outlier
005	412230	0055	8/13/03	\$180,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, DORRatio
005	412250	0040	11/26/03	\$650,000	%Compl
005	412270	0110	8/23/04	\$522,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	412270	0140	6/30/04	\$620,000	Double Sale
005	412270	0140	7/27/04	\$900,000	Double Sale
005	412290	0090	3/28/03	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
005	412290	0210	4/16/03	\$940,000	Obsol
005	438920	0007	11/15/03	\$75,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis

Area 33

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	438920	0490	10/15/04	\$500,000	PrevImp<=10K
005	438920	0721	2/14/03	\$408,500	PrevImp<=10K
005	438920	0850	9/14/04	\$695,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	438920	0961	12/19/03	\$610,000	ESTATE ADMINISTRATOR, PrevImp<=10K
005	438920	1121	3/26/03	\$365,000	%Compl DORRatio
005	542470	0030	3/20/03	\$635,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	542470	0105	2/24/04	\$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	542470	0165	5/7/03	\$1,320,000	ActivePermitBeforeSale>25K
005	542570	0026	4/25/03	\$640,000	Double Sale
005	542570	0026	8/20/04	\$820,000	Double Sale
005	546130	0110	7/10/03	\$1,310,000	NON-REPRESENTATIVE SALE
005	644730	0285	2/24/04	\$2,000,000	ActivePermitBeforeSale>25K
005	758370	0015	11/2/04	\$1,500,000	Diagnostic Outlier
005	758370	0035	12/17/04	\$450,000	UnFinArea
005	758370	0035	12/17/04	\$483,910	UnFinArea
005	796090	0012	8/28/04	\$800,000	STATEMENT TO DOR DORRatio
005	808440	0401	6/24/03	\$424,500	DORRatio
005	808490	0105	1/16/03	\$321,000	DORRatio
005	808490	0110	6/3/03	\$560,000	DORRatio
005	808490	0185	6/17/03	\$530,000	ActivePermitBeforeSale>25K
005	808540	0080	9/18/03	\$6,248	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
005	886100	0230	7/2/03	\$321,000	DORRatio
005	886100	0245	10/27/03	\$309,000	DORRatio
005	890750	0055	9/8/04	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	890762	0060	7/30/03	\$640,000	DORRatio
005	890762	0070	5/28/03	\$660,000	DORRatio
005	896480	0070	3/12/03	\$1,340,000	Diagnostic Outlier
005	896480	0235	5/30/03	\$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	896480	0300	3/20/03	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	896480	0505	5/21/03	\$575,000	ActivePermitBeforeSale>25K
005	896480	0505	6/24/04	\$585,000	ActivePermitBeforeSale>25K
005	896480	0505	12/17/04	\$650,000	ActivePermitBeforeSale>25K
005	896480	0810	5/21/04	\$1,000	DORRatio
005	896480	0825	3/26/03	\$156,967	RELATED PARTY, FRIEND; DOR DORRatio
005	896480	0871	2/7/03	\$1,230,000	Diagnostic Outlier
005	896480	0935	6/4/03	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	896480	1030	7/12/04	\$550,000	Double Sale
005	896480	1030	12/28/04	\$720,000	Double Sale
005	928673	0060	3/11/03	\$700,000	NON-REPRESENTATIVE SALE
005	931390	0025	10/8/04	\$575,000	Diagnostic Outlier
005	931560	0010	1/14/03	\$475,000	Diagnostic Outlier
005	932030	0080	7/15/03	\$7,265	DORRatio
005	932380	0050	3/23/04	\$1,100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	052405	9017	9/21/04	\$1,350,000	%Compl ActivePermitBeforeSale>25K
009	052405	9017	10/1/03	\$400,000	%Compl DORRatio ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis

Area 33

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	052405	9159	4/23/04	\$762,500	Diagnostic Outlier
009	052405	9224	1/6/03	\$2,100,000	ImpCount
009	062405	9040	7/23/04	\$1,325,000	PrevImp<=10K
009	062900	0195	7/2/04	\$440,000	PrevImp<=10K
009	062900	0365	8/19/04	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	062900	0450	7/26/04	\$400,000	PrevImp<=10K
009	062900	0714	7/22/03	\$580,000	Diagnostic Outlier
009	062900	0845	9/8/03	\$799,500	%Compl DORRatio
009	082405	9171	4/23/03	\$345,000	Obsol DORRatio
009	257120	0070	9/15/03	\$725,000	RELOCATION - SALE BY SERVICE
009	257120	0070	9/15/03	\$725,000	RELOCATION - SALE TO SERVICE
009	385990	0055	5/3/04	\$2,475,387	%Compl ActivePermitBeforeSale>25K
009	385990	0060	8/30/04	\$2,235,000	%Compl ActivePermitBeforeSale>25K
009	386140	0025	9/24/03	\$685,000	Obsol
009	438920	0462	4/24/03	\$3,275,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	438920	0805	11/3/03	\$2,785,000	ESTATE ADMINISTRATOR, PARTIAL INTEREST
009	549160	0020	4/14/04	\$355,000	QUESTIONABLE PER APPRAISAL %NetCond
009	549220	0055	12/15/04	\$467,000	Diagnostic Outlier
009	776870	0170	7/6/04	\$1,325,000	Obsol
009	776870	0300	10/6/03	\$500,000	Diagnostic Outlier
009	938910	0060	2/2/04	\$4,750,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 33

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	980870	0606	09/24/03	\$630,000	12000	0	0
1	980870	0935	07/22/04	\$680,000	14980	1	0
1	192505	9185	07/28/04	\$125,000	61093	0	0
1	242504	9267	10/31/03	\$750,000	20230	0	0
5	500650	0020	03/04/04	\$850,000	20000	8	0
5	412270	0130	08/26/04	\$268,000	13532	4	0
5	252504	9151	05/07/04	\$450,000	36592	0	0
5	252504	9260	05/07/04	\$655,000	12163	0	0

Vacant Sales Removed from this Annual Update Analysis
Area 33

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	353790	0010	09/17/03	\$1,000,000	TEAR DOWN;
1	194230	0050	01/02/03	\$1,850,000	TEAR DOWN; PARTIAL INTEREST (1/3, 1/2, Etc.);
1	353490	0080	10/28/03	\$2,400,000	TEAR DOWN;
1	980850	0100	12/07/04	\$265,000	DORRatio
1	192505	9220	03/29/04	\$425,000	TEAR DOWN;
5	808490	0040	06/27/03	\$750,000	TEAR DOWN;
5	932380	0065	01/10/03	\$775,000	DORRatio
5	808440	0220	10/06/03	\$479,300	TEAR DOWN;
5	644860	0230	03/10/04	\$2,316	DORRatio
5	644860	0230	07/29/03	\$640,000	DEVELOPER; BUILDER SALE
5	438920	0685	02/09/04	\$420,000	DEVELOPER; BUILDER SALE
5	438920	0950	03/26/04	\$715,000	DEVELOPER; BUILDER SALE
5	438920	1160	01/21/03	\$360,000	DORRatio
9	950220	0035	05/25/04	\$640,000	TEAR DOWN;
9	062900	0485	04/26/04	\$575,000	TEAR DOWN;



**King County
Department of Assessments**

King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr